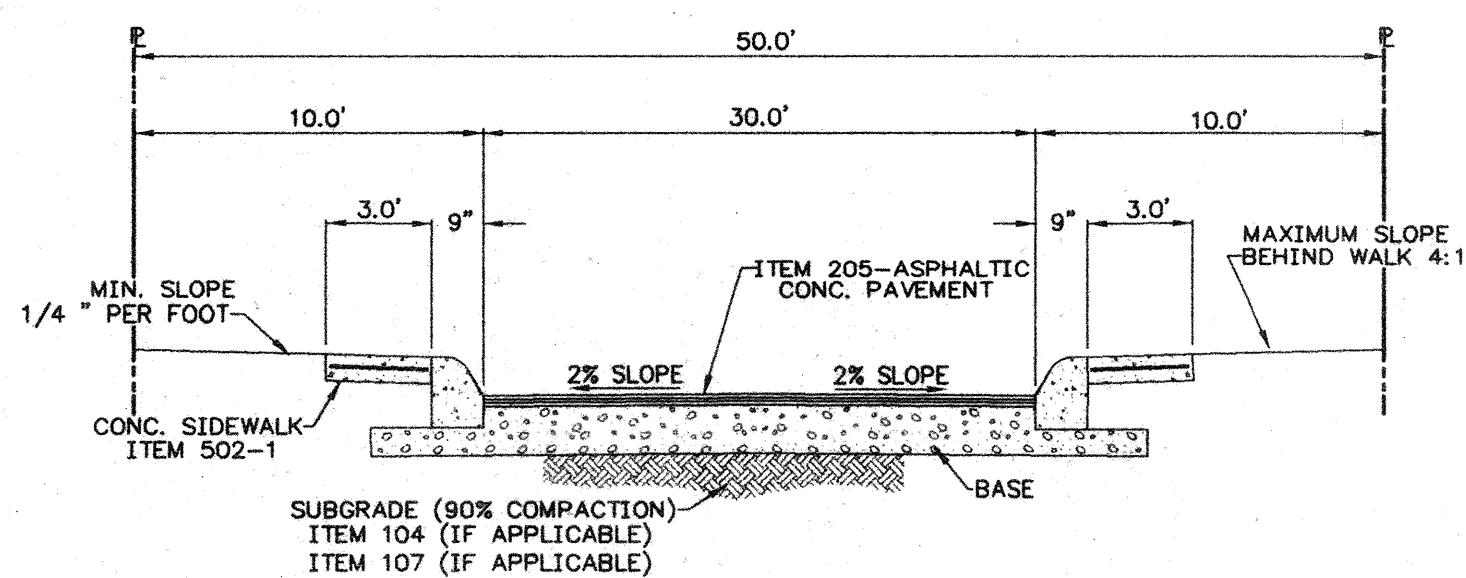


**ENTRY GATE DETAIL**  
SCALE: 1"=50'

**UNIT 1**  
No. OF LOTS: 74 LOTS  
LOT SIZE: 150' x 200'  
ACREAGE: 68.79 AC.  
DENSITY: 1.08 DU/AC.  
STREET R.O.W.: 50'

REMAINING PORTION  
OF  
638.918 ACRE TRACT  
DESIGNATED AS TRACT II  
(VOLUME 7398, PAGE 1738) R.P.R.

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	3643.00'	97°55'28"	245.20'	450.87'
C2	3643.00'	111°32'00"	357.81'	713.54'
C3	3643.00'	04°43'06"	190.08'	300.00'
C4	3643.00'	00°11'27"	6.86'	12.12'
C5	1582.00'	02°26'30"	39.89'	78.84'



**TYPICAL STREET SECTION**  
N.T.S.

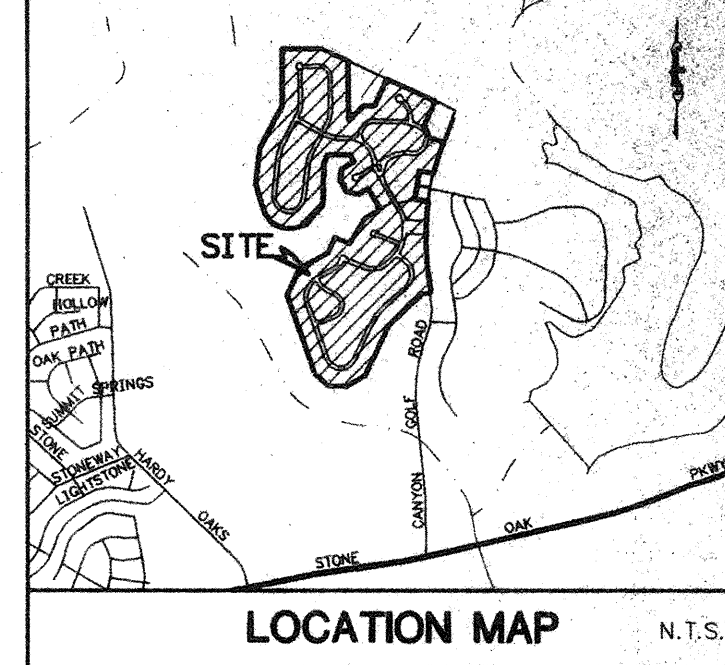
## ENVIRONMENTAL RECOMMENDATIONS

- The following are recommendations put forth to address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone.
- Prior to release of any building permit the owner/operator of any Category 2 property shall obtain a Letter of Certification from the Watershed Protection and Management Department of the San Antonio Water System.
- All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is listed as requiring special City Council approval, the owner/operator shall apply for re-zoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
- For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design (which meets Bexar County On-Site Sewage Regulation) for conditions unique to that lot. The on-site sewage facilities will be installed and maintained properly.
- Cub Cave, Bear Cave, Homet's Last Lough Pit and Pandum Pit shall remain open with a buffer zone designed according to the criteria contained in Sec. 34-920 (b) of Ordinance No. 81491 or other approved criteria. The calculations for determining the buffer zone around the caves shall be submitted to and approved by SAWS prior to the commencement of construction. The cave may be buffered by having the cave surrounded by a greenbelt and/or conservation easement.
- SAWS Aquifer Studies staff will work with the THRC and the owner/operator of the Tecto located at Stone Oak Parkway and Hueston Road in an effort to bring the site into compliance with the THRC approval letter dated December 21, 1995.
- All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
- All properties containing any portion of the 100-year floodplain, which have not been platified shall have a 50 foot buffer zone adjacent to and outside the 100-year floodplain. The buffer zone shall consist of a no-build zone and should be left in a natural condition.
- Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
  - A Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for re-zoning.
  - A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
  - A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
  - A copy of the approved Water Pollution Abatement Plan.
- Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application. Preventing Groundwater Pollution: A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
- The storage, handling, use and disposal of oil over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the labeling warnings may constitute a violation of Federal Law.
- The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
- If any solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
- The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly followed during and after construction of the project.

REMAINING PORTION  
OF  
638.918 ACRE TRACT  
DESIGNATED AS TRACT II  
(VOLUME 7398, PAGE 1738) R.P.R.

**UNIT 3**  
No. OF LOTS: 65 LOTS  
LOT SIZE: 150' x 200'  
ACREAGE: 50.24 AC.  
DENSITY: 1.29 DU/AC.  
STREET R.O.W.: 50'

SCALE: 1" = 200'



## CLEAR VISION AREA

### TYPICAL 30' x 30' INTERSECTION

**TWO WAY - EQUATION D**  
 $R_t = 0.65(1SD_t) - (W_t/2 + K_d)$   
ISD: 300 L.F.  
W: 30 L.F.  
Kd: 2  
Rt: 178 L.F.

**TWO WAY - EQUATION A**  
 $L_t = 13(1SD_t)/(13 + (W_t/2) + K_d) - 4$   
ISD: 300 L.F.  
W: 30 L.F.  
Kd: 7  
Lt: 108 L.F.

**CURB LENGTH = R<sub>t</sub>**

### TYPICAL 30' x 76' INTERSECTION (W=30')

**TWO WAY - EQUATION D**  
 $R_t = 0.65(1SD_t) - (W_t/2 + K_d)$   
ISD: 300 L.F.  
W: 30 L.F.  
Kd: 2  
Rt: 178 L.F.

**TWO WAY - EQUATION A**  
 $L_t = 13(1SD_t)/(13 + (W_t/2) + K_d) - 4$   
ISD: 300 L.F.  
W: 30 L.F.  
Kd: 7  
Lt: 108 L.F.

**CURB LENGTH = L<sub>t</sub>**

### TYPICAL 30' x 76' INTERSECTION (W=76')

**TWO WAY - EQUATION D**  
 $R_t = 0.65(1SD_t) - (W_t/2 + K_d)$   
ISD: 300 L.F.  
W: 76 L.F.  
Kd: 2  
Rt: 155 L.F.

**TWO WAY - EQUATION A**  
 $L_t = 13(1SD_t)/(13 + (W_t/2) + K_d) - 4$   
ISD: 300 L.F.  
W: 76 L.F.  
Kd: 7  
Lt: 64 L.F.

**CURB LENGTH = L<sub>t</sub>**

### TYPICAL 76' x 86' INTERSECTION (W=76')

**TWO WAY - EQUATION D**  
 $R_t = 0.65(1SD_t) - (W_t/2 + K_d)$   
ISD: 480 L.F.  
W: 76 L.F.  
Kd: 2  
Rt: 272 L.F.

**TWO WAY - EQUATION A**  
 $L_t = 13(1SD_t)/(13 + (W_t/2) + K_d) - 4$   
ISD: 300 L.F.  
W: 76 L.F.  
Kd: 7  
Lt: 64 L.F.

**CURB LENGTH = L<sub>t</sub>**

### TYPICAL 76' x 86' INTERSECTION (W=86')

**TWO WAY - EQUATION D**  
 $R_t = 0.65(1SD_t) - (W_t/2 + K_d)$   
ISD: 300 L.F.  
W: 86 L.F.  
Kd: 2  
Rt: 150 L.F.

**TWO WAY - EQUATION A**  
 $L_t = 13(1SD_t)/(13 + (W_t/2) + K_d) - 4$   
ISD: 480 L.F.  
W: 86 L.F.  
Kd: 7  
Lt: 96 L.F.

**CURB LENGTH = L<sub>t</sub>**

## DENSITY AND OPEN SPACE

BASE ZONING DISTRICT:	P1, R1
MAXIMUM DENSITY ALLOWED:	8 UNITS / ACRE
PROPOSED DENSITY:	1.09 UNITS / ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE ALLOWED:	35%
PROPOSED PERCENTAGE OF OPEN SPACE:	77.4%
TOTAL SPACE:	162.90 ACRES (7,095,852 S.F.)

STREET / SAFETY LANE R.O.W.:	622,694 S.F.
DRIVEWAY:	200,250 S.F.
DRAINAGE R.O.W.:	11,575 S.F.
OUTDOOR STORAGE AREA:	0 S.F.
MECHANICAL EQUIPMENT:	0 S.F.
HOUSE SLABS:	768,960 S.F.
OCCUPIED OPEN SPACE:	1,603,479 S.F. (26.19 ACRES)
NET OPEN SPACE:	5,492,373 S.F. (162.72 ACRES)
TOTAL SPACE:	7,095,852 S.F. (162.90 ACRES)
OPEN SPACE PERCENTAGE:	77.4%

## SUMMARY:

No. OF LOTS: 178 lots  
ACREAGE: 162.90 Ac.  
AVG. DENSITY: 1.09 DU/AC.

## DEVELOPER:

CHAMPIONS RIDGE, LTD.  
150 NE LOOP 1604 EAST, STE. 202  
SAN ANTONIO, TEXAS 78232  
(210) 491-0420

## NOTES:

- IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
- ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 30-5339 OF THE UNITED DEVELOPMENT CODE.
- ALL INTERIOR PRIVATE STREETS ARE 50' RIGHT-OF-WAY WITH 30' PAVEMENT.

CHAMPIONS RIDGE SUBDIVISION P.O.A.D.P. AND P.U.D.		DATE	DESCRIPTION
<b>M.W. CUDE ENGINEERS, L.L.C.</b> CIVIL ENGINEERS & SURVEYORS (210) 681-2951 MAILING ADDRESS: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250 LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250		DRAWN BY: I.J.C.	DATE: 12/28/98
		CHECKED BY: C.C.S.	JOB NO.: 119760
		SHEET 1 OF 1	

#99-003